WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/16 14:24 3 pgs
Fees:18.00 Taxes:555.00
20160129-0008989

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy L. McIntosh	Cedarstone Bank	082-14-0A-135.00-CO
(NAME)	(NAME)	
782 1st Avenue N	900 W Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **R. Lee Timberlake, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kristy L. McIntosh, a single woman**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, being all of Unit No. 782, of Riverfront Condominiums, a Horizontal Property Regime, a Condominium, established by the Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055 and plan of record contained therein, all of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to R. Lee Timberlake, unmarried by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee General Partnership, dated 04/28/2006, in Instrument No. 20060502-0050629, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) Covenants, conditions, easements and restrictions as contained in Master Deed establishing Riverfront Condominiums of record as Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (2) Amendment to Bylaws of Riverfront Condominium Owners' Association, Inc. of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee. (3) Appointment of Substitute Trustee of record in Instrument No. 20101129-0094655, in the

Register's Office for Davidson County, Tennessee. (4) Charter of Riverfront Condominium Owners' Association, Inc. of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to Riverfront Condominium Owners' Association, Inc., a Tennnessee non profit corporation of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 782 1st Avenue N, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of January, 2016.

R. Lee Timberlake

State of Tennessee
County of Wilson

Personally appeared before me R. Lee Timberlake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of January, 2016.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

